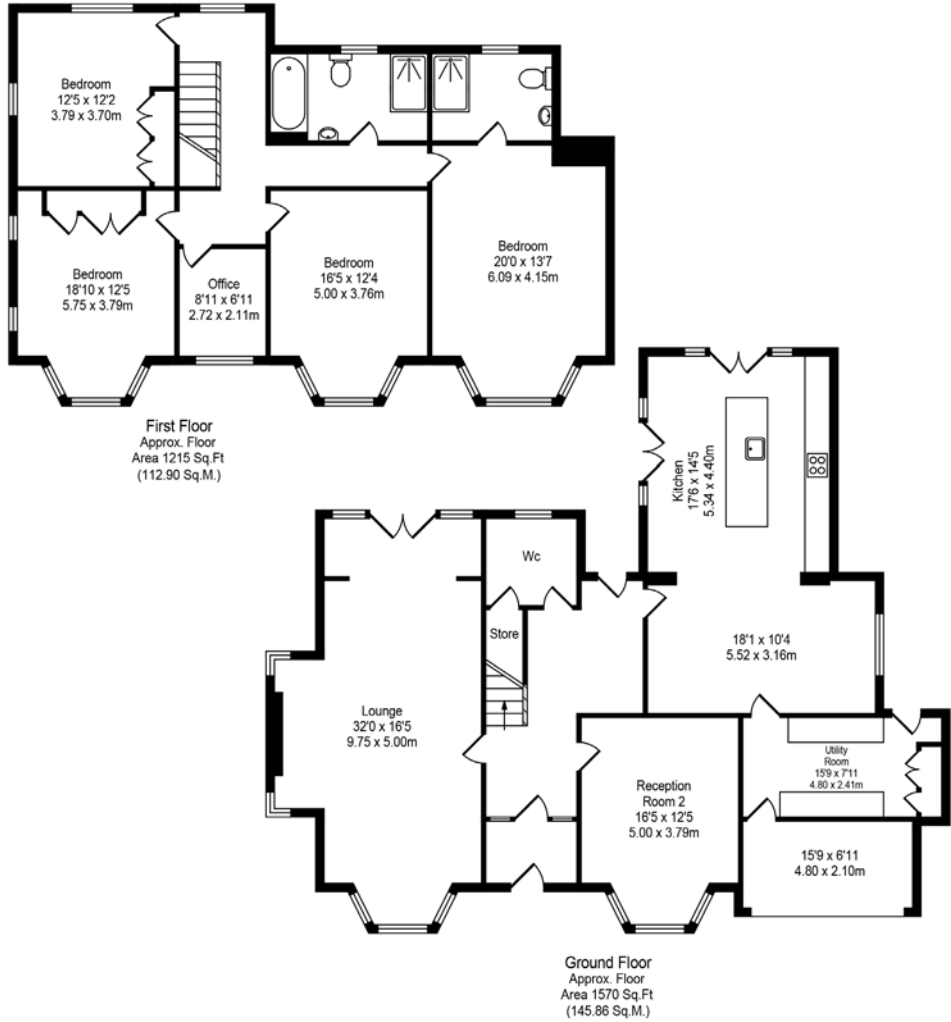




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ESTATE AGENTS

Breeze Road
Total Approx. Floor Area 2785 Sq.ft. (258.76 Sq.M.)
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold
Council Tax Band: G

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Arnold & Phillips are delighted to offer for sale this beautifully presented five-bedroom detached family home, positioned along the highly desirable Breeze Road in the heart of Birkdale, Southport. Occupying a generous and mature plot, this substantial home offers a compelling blend of elegant, well-considered living space and practical family functionality, all within easy reach of excellent schools, shops, and transport links.

Set back from the road and fronted by a sweeping in-and-out driveway, the property makes an excellent first impression. The double bay-fronted exterior adds a sense of balance and presence, while the surrounding established planting provides privacy and a sense of quiet retreat from the hustle of daily life. Off-road parking is readily available for multiple vehicles, and the driveway approach adds a level of convenience often missing from properties of this calibre.

Entering through a sheltered front porch, you're received into a broad and welcoming hallway - spacious and uncluttered, with plenty of room to greet guests or simply enjoy the feeling of arriving home. Two formal reception rooms are positioned to the front of the property, both benefiting from bay windows which create a comfortable depth to the rooms without making them feel overly traditional. The main lounge, particularly generous in size, is centred around a stylish yet understated fireplace, offering a natural focal point. Patio doors at the far end lead directly out to the garden, encouraging a natural connection between indoor and outdoor spaces and giving the room a flexible, family-friendly feel.

At the rear of the house, the heart of the home reveals itself in the form of a bespoke oak dining kitchen. Thoughtfully designed with both daily life and entertaining in mind, this impressive space features a large central island, polished granite worktops, and an extensive range of wall, base, and tower units. High-end integrated appliances are neatly tucked into the cabinetry, ensuring the sleek design remains uninterrupted. There's a clear sense that this kitchen was designed to be used and enjoyed, whether you're grabbing a quick breakfast, hosting family meals, or preparing something more elaborate. Just off the kitchen, the adjoining utility room and storage area offer an invaluable extra layer of practicality—keeping laundry, coats, and muddy boots neatly out of the main living space.

To the side, a spacious dining area adds further versatility. Whether kept as a traditional dining space, used as a playroom or adapted into a snug or hobby room, it's a flexible addition that complements the flow of the ground floor.

Upstairs, the property continues to impress. Four generously sized double bedrooms are arranged across the first floor, each decorated in a timeless, neutral palette. The proportions of the rooms allow for a variety of layouts—ideal for growing families or those needing designated guest accommodation. The principal bedroom is particularly worthy of note, with a suite-like feel enhanced by its modern tiled en-suite shower room and built-in wardrobes. A fifth bedroom is currently used as a home office, easily lending itself to hybrid working patterns or serving as a nursery or dressing room, depending on your needs. The remaining bedrooms are served by a modern family bathroom, fitted with both a separate shower and a full-size bath—ideal for busy households.

Externally, the private garden continues the theme of practical yet well-considered space. A terrace area made from premium composite decking is perfect for outdoor dining, relaxed evenings, or hosting friends and family in the warmer months. Beyond the patio, a well-kept lawn is bordered by a variety of mature trees, established shrubs, and thoughtfully planted beds. The garden offers just the right balance of structure and greenery, with ample space for children to play or adults to unwind without being overlooked.

For those looking to expand further, there's the exciting possibility of extending into the loft (subject to the usual planning consents). This space could be developed into additional bedrooms, an upstairs living area, or a luxurious principal suite—making this home a long-term solution for evolving family needs.

Perfectly located, Breeze Road is widely regarded as one of the most desirable addresses in Birkdale. It's just a short walk into Birkdale Village, where you'll find an excellent choice of cafés, shops, independent boutiques, and everyday amenities. The local rail station connects easily to Southport and Liverpool, ideal for commuters or families with older children. Several highly regarded public and private schools are within easy reach, adding to the appeal for families seeking long-term roots.

Homes of this size and calibre, particularly in such a sought-after location, rarely come to market. Offering over 2,800 square feet of accommodation, alongside gas central heating, double glazing, and a wealth of high-quality finishes, this is a home that has been carefully maintained, stylishly upgraded and is ready to welcome its next owners.





KEY FEATURES

Beautifully Presented Detached Home

Five Bedrooms

Circa 2785 Square Feet

Impressive Dining Kitchen with High-End Integrated Appliances

Two Formal Reception Rooms

Stunning Rear Garden

Sweeping In-and-Out Driveway

Highly Sought-After Location



